



Order Filed on May 2, 2017
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY	
Caption in Compliance with D.N.J. LBR 9004-1(b)	
685523 PHELAN HALLINAN DIAMOND & JONES, PC 400 Fellowship Road, Suite 100 Mt. Laurel, NJ 08054 856-813-5500 Attorneys for WELLS FARGO BANK, NA	
In Re:	
DALTON R. DAVIS AKA DALTON DAVIS	
Debtor	

Case No.: 14-21887 - ABA

Hearing Date: 04/18/2017

Judge: Andrew B. Altenburg, Jr

Chapter: 13

Recommended Local Form: ☐ Followed ☒ Modified

ORDER VACATING STAY AND CO-DEBTOR STAY

The relief set forth on the following page is hereby **ORDERED**.

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DATED: May 2, 2017



Honorable Andrew B. Altenburg, Jr.
United States Bankruptcy Court

Upon the motion of WELLS FARGO BANK, NA, under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real Property more fully described as:

16 NORTHWOOD DRIVE, CITY OF VINELAND, NJ 08360

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

☐ Personal property more fully described as:

It is further ORDERED that the co-debtor stay under 11 U.S.C. 1301 is vacated as to the co-debtor, DEBBIE A DAVIS, to permit WELLS FARGO BANK, NA to pursue its rights in the real property described above and as to the co-debtor, DEBBIE A DAVIS.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

rev. 7/12/16

In re:
Dalton R. Davis
Debtor

Case No. 14-21887-ABA
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: May 02, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 04, 2017.

db +Dalton R. Davis, 16 Northwood Drive, Vineland, NJ 08360-4108

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 04, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 2, 2017 at the address(es) listed below:

Andrew L. Spivack on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com
 Andrew L. Spivack on behalf of Creditor Wells Fargo Bank, NA nj.bkecf@fedphe.com
 Anthony L. Velasquez on behalf of Creditor FNA Jersey BOI LLC avelasquez@tryko.com
 Denise E. Carlon on behalf of Creditor The Bank of New York Mellon, Et Al...
 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
 Frances Gambardella on behalf of Creditor The Bank of New York Mellon, as Trustee for CIT
 Mortgage Loan Trust 2007-1, by Caliber Home Loans, Inc., f/k/a Vericrest Financial, Inc., as its
 attorney in fact bankruptcynotice@zuckergoldberg.com
 Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com
 Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com,
 summarymail@standingtrustee.com
 James Patrick Shay on behalf of Creditor WELLS FARGO BANK, N.A. james.shay@phelanhallinan.com
 Joshua I. Goldman on behalf of Creditor The Bank of New York Mellon, Et Al...
 jgoldman@kmlawgroup.com, bkgroup@kmlawgroup.com
 Joshua I. Goldman on behalf of Creditor BANK OF AMERICA, N.A. jgoldman@kmlawgroup.com,
 bkgroup@kmlawgroup.com
 Moshe Rothenberg on behalf of Debtor Dalton R. Davis mosherothenbergbkesq@gmail.com,
 alyson@mosherothenberg.com
 Sean M. O'Brien on behalf of Creditor Wells Fargo Bank, N.A., as Trustee, in trust for the
 registered holders of MASTR Asset Backed Securities Trust 2007-NCW, Mortgage Pass-Through
 Certificates sobrien@flwlaw.com
 Sean M. O'Brien on behalf of Creditor Wells Fargo Bank, N.A., as Trustee, on behalf of the
 registered holders of MASTR Asset Backed Securities Trust 2007-NCW, Mortgage Pass-Through
 Certificates Series 2007-NCW sobrien@flwlaw.com
 Steven K. Eisenberg on behalf of Creditor HSBC Bank USA, National Association, as Indenture
 Trustee, by its servicing agent, Ocwen Loan Servicing, LLC bkecf@sterneisenberg.com,
 jmcnally@sterneisenberg.com/skelly@sterneisenberg.com/bkecf@sterneisenberg.com
 Steven K. Eisenberg on behalf of Creditor The Bank of New York Mellon, as Trustee for CIT
 Mortgage Loan Trust 2007-1 bkecf@sterneisenberg.com,
 jmcnally@sterneisenberg.com/skelly@sterneisenberg.com/bkecf@sterneisenberg.com
 Steven K. Eisenberg on behalf of Creditor HSBC BANK USA, NATIONAL ASSOCIATION
 bkecf@sterneisenberg.com,
 jmcnally@sterneisenberg.com/skelly@sterneisenberg.com/bkecf@sterneisenberg.com
 Steven P. Kelly on behalf of Creditor HSBC Bank USA, National Association, as Indenture
 Trustee, by its servicing agent, Ocwen Loan Servicing, LLC skelly@sterneisenberg.com,
 bkecf@sterneisenberg.com

TOTAL: 17